| 043.0 | 0004 | 0013.A | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 829,300 / 829,300 |
| | | | | | USE VALUE: 829,300 / 829,300 |
| | | | | | ASSESSED: 829,300 / 829,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 75 | | FRANKLIN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | QUINN PATRICIA S |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 75 FRANKLIN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MELANSON VICTOR H--ETAL - |
| Owner 2: | MELANSON FLORENCE P - |
| Street 1: | 75 FRANKLIN ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8077.000 | 299,400 | | 529,900 | 829,300 |
| Total Card | 0.185 | 299,400 | | 529,900 | 829,300 |
| Total Parcel | 0.185 | 299,400 | | 529,900 | 829,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 613.39 | /Parcel: 613.39

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct:** 30175

**GIS Ref:**

**GIS Ref:**

**Insp Date:** 11/10/18

!3649!

## PREVIOUS ASSESSMENT

Parcel ID: 043.0-0004-0013.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 299,400 | 0 | 8,077. | 529,900 | 829,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 290,400 | 0 | 8,077. | 529,900 | 820,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 290,600 | 0 | 8,077. | 529,800 | 820,400 | 820,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 232,800 | 0 | 8,077. | 563,000 | 795,800 | 795,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 232,800 | 0 | 8,077. | 410,600 | 643,400 | 643,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 232,800 | 0 | 8,077. | 357,600 | 590,400 | 590,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 232,800 | 0 | 8,077. | 304,700 | 537,500 | 537,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 227,200 | 0 | 8,077. | 298,000 | 525,200 | 525,200 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 23:23:50 |

## LAST REV

| Date | Time |
|---|---|
| 04/09/19 | 14:39:58 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3649

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MELANSON VICTOR | 34972-513 | | 3/5/2002 | Family | 1 | No | No | | Florence P Melanson d.o.d. 4/3/2006 Bk 63744 |
| | 7322-398 | | 1/1/1901 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 30175 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/18/2009 | 707 | Redo Kit | 38,000 | C | | | | REPLACE DECK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/10/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/18/2010 | Info Fm Prmt | BR | B Rossignol |
| 1/17/2009 | Meas/Inspect | 197 | PATRIOT |
| 4/21/2000 | Inspected | 276 | PATRIOT |
| 3/1/2000 | Mailer Sent | | |
| 3/1/2000 | Measured | 268 | PATRIOT |
| 11/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8077 | | Sq. Ft. | Site | | 0 | 80. | 0.82 | 1 | | | | | | | | | 529,851 | | | | | | 529,900 | |

| Total AC/HA: | 0.18542 | Total SF/SM: | 8077 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 529,851 | Spl Credit | | Total: | 529,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1948 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G11 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 6 - Average | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 7 - Below Avg. | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Poor |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.96030003 |
| Adj $ / SQ: | 168.533 |
| Other Features: | 67000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 335624 |
| Depreciation: | 36247 |
| Depreciated Total: | 299377 |

## COMMENTS

643-0164 SCUTTLE. NOT TOGETHER- SINK AND TOILET IN BMT..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

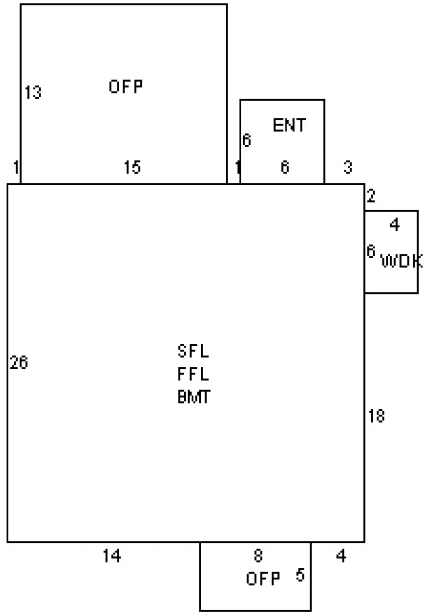
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 168.53 |
| Special Features: | 0 | Val/Su Net: | 128.89 |
| Final Total: | 299400 | Val/Su SzAd | 221.45 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 676 | 50.560 | 34,178 |
| FFL | First Floor | 676 | 168.530 | 113,928 |
| SFL | Second Floor | 676 | 168.530 | 113,928 |
| OFP | Open Porch | 235 | 22.590 | 5,308 |
| ENT | ENTRY | 36 | 25.350 | 913 |
| WDK | Deck | 24 | 15.360 | 369 |

| Net Sketched Area: | 2,323 | Total: | 268,624 |
|---|---|---|---|

| Size Ad | 1352 | Gross Area | 2323 | FinArea | 1352 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

043.0-0004-0013.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc